

The background image shows a park setting with a clubhouse building that has a colorful, multi-colored roof (red, orange, yellow, green, blue). There are several people in the scene, including a woman in the foreground wearing a black shirt and colorful patterned pants, and a man in a blue shirt and khaki pants walking towards the right. There are trees, a trash can, and a playground structure in the background.

Willard Park Clubhouse Replacement Project

Community Workshop

July 1, 2021

The background image shows the exterior of the Willard Park Clubhouse, a building with large glass windows and colorful vertical accents in blue, green, and red. A person with long hair and patterned pants stands near a black trash can on the left. Other people are visible in the background near the entrance. The scene is outdoors with trees and a paved area.

Based on feedback from the community as part of the Measure T1 Public Process, the City of Berkeley allocated funds from Measure T1 to undertake a planning and conceptual design process to replace the existing Willard Park Clubhouse.

Measure T1 - Phase 2 has been approved to provide funding for design completion, construction documents, and construction.



Willard Park



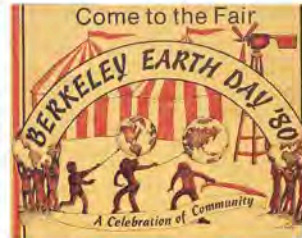
Sanborn map from 1929 indicate houses prior to the construction of Willard Park.



Original clubhouse with unpainted wood, roof terrace, and climbable rocks.



Participants celebrate the queer community at the 1973 East Bay Gay Day Festival.



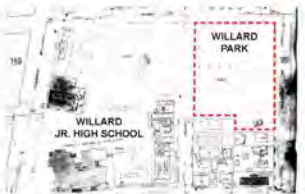
Berkeley Earth Day in 1980 with activities such as urban farming, dancing, theater, and music.



Berkeley Earth Day in 1980 with activities such as urban farming, dancing, theater, and music.



Spring Egg Hunt Extravaganza announcement for its tenth anniversary March 31, 2018.



Sanborn map from 1961 shows the development of Willard Park, the clubhouse, and Willard Jr. High School.



A children's sandpit and picnic area sat in the west side of the clubhouse.



Participants dance and chant at the Hare Krishna Festival hosted at the park in 1974.



San Francisco Mime Troupe performed for thousands in July 17, 1982.



Willard Park after school and day camp activities such as arts and crafts and games.



Movies in the Park event at Willard showcasing Spider-Man film in August 9, 2019.

1957

1957 - 1964

Berkeley Parks and Recreation purchase parcels to create Willard Park.

1969

1968

Funds were allocated from Housing and Urban Development (HUD) to purchase the remaining property of the current park site.

1969

The land was cleared of buildings, and an interim park was developed in the fall.

April 1969

Plans for a user-developed park with joint use between the City and Willard School were approved.

July 17, Bastille Day, 1969

Protestors led a march from Ho Chi Minh (Willard) Park to People's Park.

1971

January 4, 1971

Clubhouse designed.

June 20, 1971

Park officially dedicated.

1973

East Bay Gay Day Festival hosted in Willard Park to represent the East Bay queer community. The host organization opened the Pacific Center in 1974 to support the LGBT community.

1976

Funds from Measure Y, the bond measure passed in 1974 to increase recreational opportunities for Berkeley's citizens, were allocated for renovation of the tot area.

1982

May 4, 1980

Willard Park hosts Berkeley Earth Day with activities such as urban farming, theater, music, dancing, and solar cooking.

May 8, 1982

Ceremonies held to name the park after Frances Willard who was a suffragette, educator, and temperance leader.

June 17-18, 1982

Willard Park hosts performances by political satirists group, the San Francisco Mime Troupe.

1997

December 1997

Friends of Willard Park, an active community adopt-a-park group, spearheaded several improvements in the park, including the renovation and redesign of the tot play area.

March 31, 2008

The first Spring Egg Hunt Extravaganza begins.

August 27, 2008

Willard After School program for homework assistance, organized games, and arts and crafts begins.

2016

November 8, 2016

Measure T1 passes for the repair, renovation, replacement, or reconstruction of the city's aging infrastructure and facilities including parks and buildings.

October 2, 2019

Community meeting for clubhouse concept design.



The primary use of the existing Clubhouse
Is for afterschool and summer childcare programs.



Existing Clubhouse - Exterior



Existing Clubhouse - Interior

We held 4 focus group meetings and 2 community workshops in late 2019, and followed that up with an online survey in June 2020 to solicit additional input from the community and neighbors.

Thank you to everyone who participated in this survey. We received 59 responses.



Community Meeting, Focus Group, and Survey Input

Things people liked:

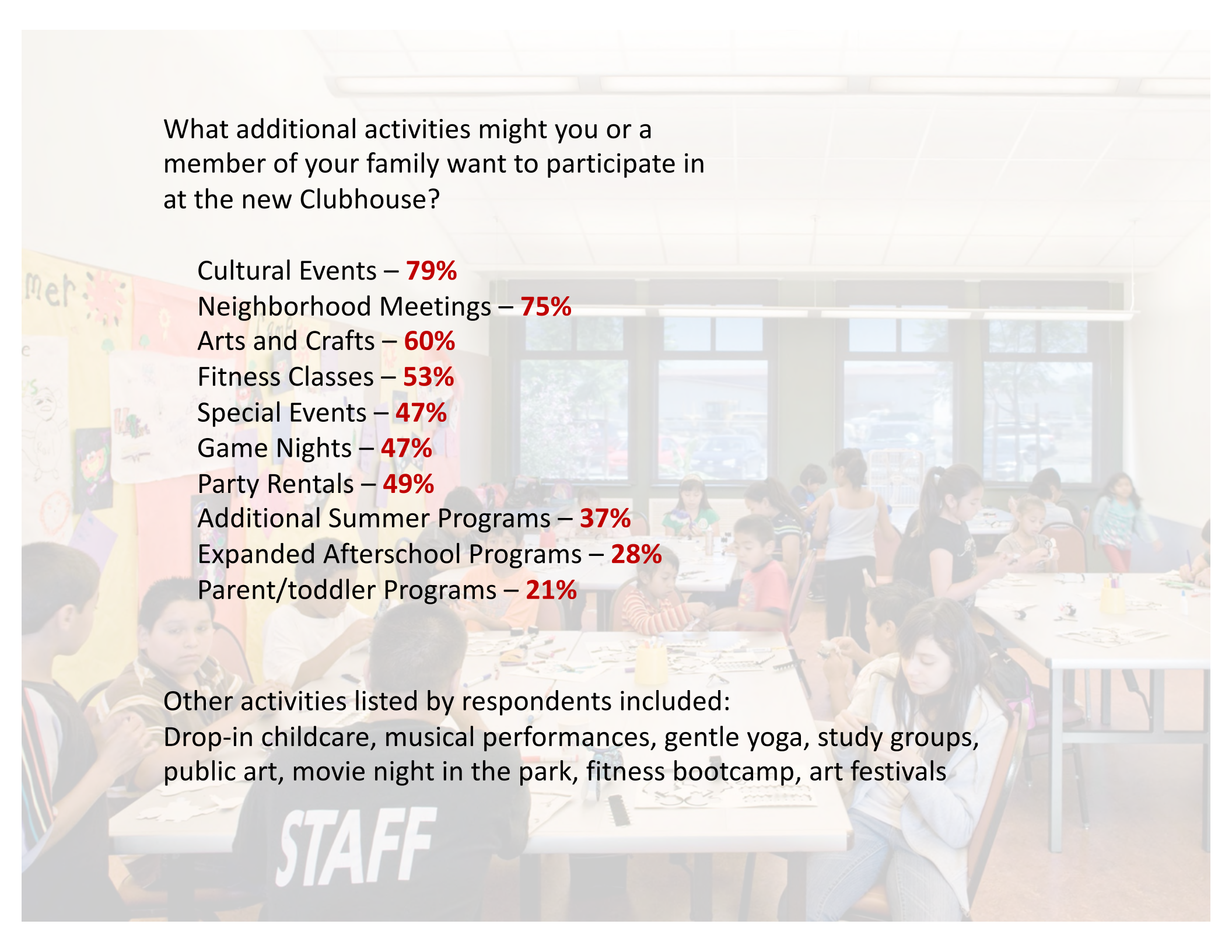
- Large, unprogrammed open lawn area
- Lots of activities can share the same space
- There's a real sense of community in the park
- Wonderful and engaging afterschool program
- Great outdoors oriented summer camps
- Beautiful old trees
- Young kids' play area



Community Meeting, Focus Group, and Survey Input

Concerns:

- Safety and Sanitation
- Clubhouse is too small
- No separate kitchen
- Existing kitchenette is too small
- No separate office for private conversations
- Public restrooms connected to clubhouse
- Waiting lists for after school and summer programs
- Lack of activities for older kids
- No opportunities for classes or programs for adults
- No space for community meetings or indoor events
- Preserve as many of the existing trees as possible

The background image shows a bright, open-plan community center. Several long white tables are arranged throughout the room, with children and adults sitting at them, engaged in various activities like drawing and crafts. Large windows on the right side of the room provide natural light and a view of the outdoors. On the left, a colorful bulletin board displays children's artwork. A staff member is visible in the foreground, wearing a dark shirt with the word 'STAFF' printed in white.

What additional activities might you or a member of your family want to participate in at the new Clubhouse?

Cultural Events – **79%**

Neighborhood Meetings – **75%**

Arts and Crafts – **60%**

Fitness Classes – **53%**

Special Events – **47%**

Game Nights – **47%**

Party Rentals – **49%**

Additional Summer Programs – **37%**

Expanded Afterschool Programs – **28%**

Parent/toddler Programs – **21%**

Other activities listed by respondents included:

Drop-in childcare, musical performances, gentle yoga, study groups, public art, movie night in the park, fitness bootcamp, art festivals

The new, larger clubhouse will provide flexible spaces for a wider range of activities including more programs for children of all ages.



More activities for adults and families could include:

- Arts and Crafts
- Fitness Classes
- Educational and Cultural Programs
- Neighborhood Group Meetings



Larger activity rooms
can provide space for:

- Social Gatherings
- Party Rentals
- Neighborhood Events



WILLARD PARK CLUBHOUSE EXISTING SITE PLAN

NOTES

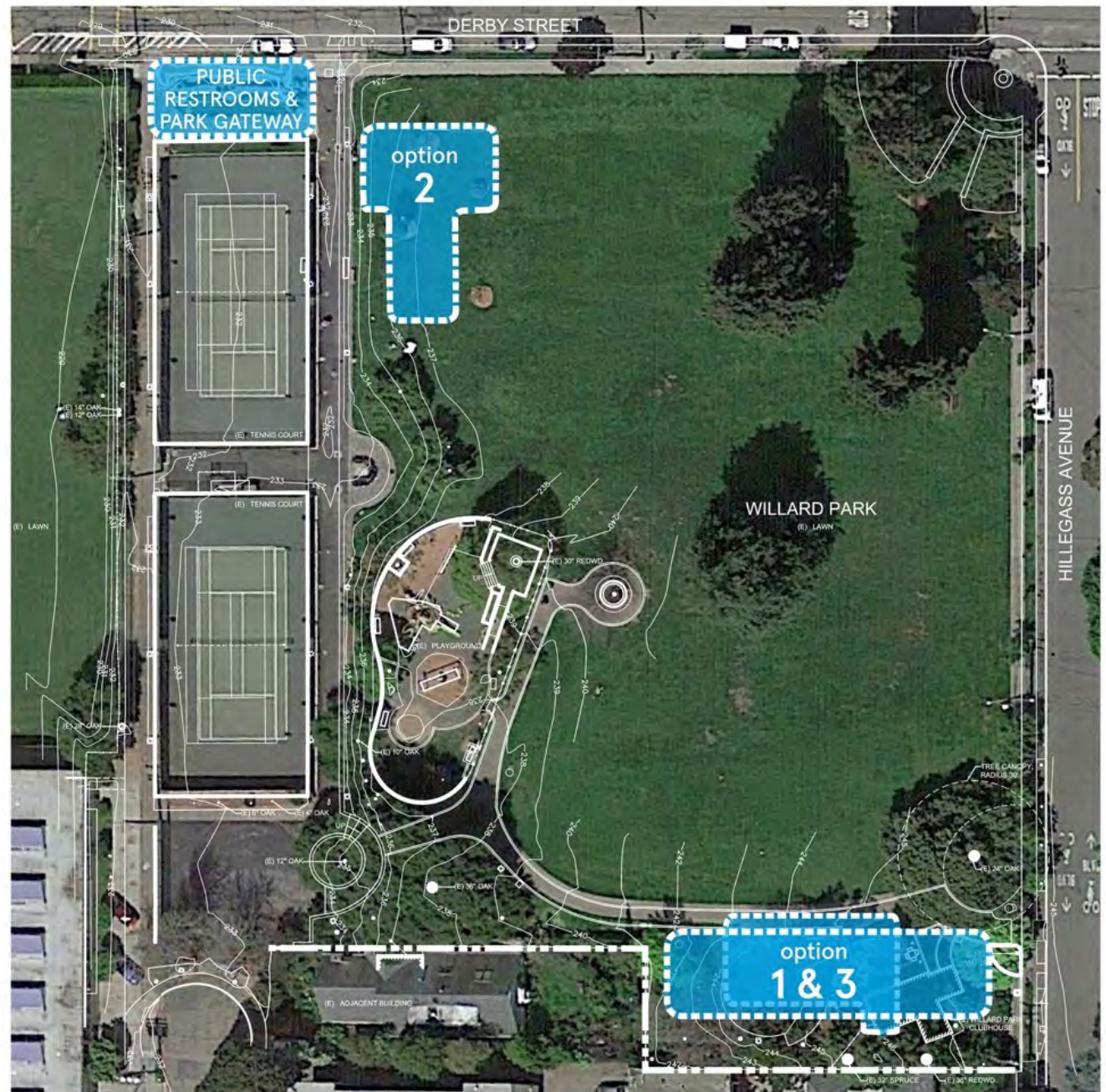
- ➊ CERAMIC TILE SEAT WALL
- ➋ TENNIS COURTS
- ➌ CHILDREN'S PLAYGROUND
- ➍ WILLARD PARK LAWN
- ➎ EXISTING CLUBHOUSE
- ➏ EXISTING PUBLIC TOILET



Based on input from the community, and City of Berkeley Parks and Recreation staff,

The design team generated three different options for the new clubhouse, located at two different sites within the park.

These 3 options were presented to members of the community in the workshop and the survey.



OPTIONAL CLUBHOUSE LOCATIONS



CLUBHOUSE AREA
Approximately 3,500–5,000 sf

0' 20' 40' 100'



Preferred Option: Option 1

One Story Clubhouse located at the site of the existing building

New public restrooms located off Derby Street near the tennis courts – separated by low planter

Pros:

Maintains open lawn area

Creates protected open play area behind the new building

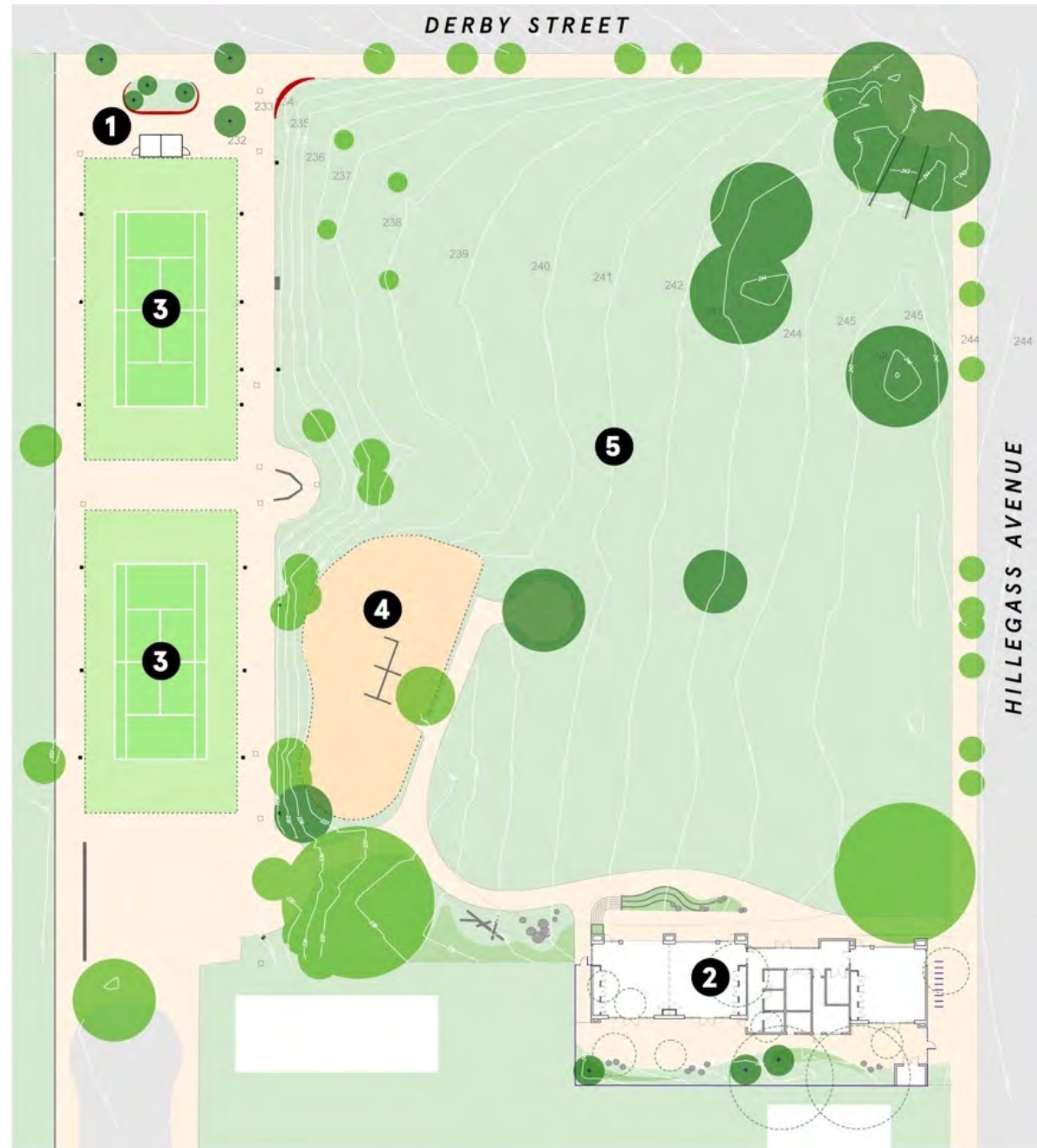
Separates park restrooms from children at clubhouse

Leaves room for future 5-12 year old childrens' playground

Concerns:

Losing two large douglas fir and redwood trees at the southern property line

Proximity of restrooms to Derby Street neighbors



Preferred Option: Option 1

Program:

Large Divisible Multi-Purpose
Room – 1,800 sf

Small Classroom – 900 sf

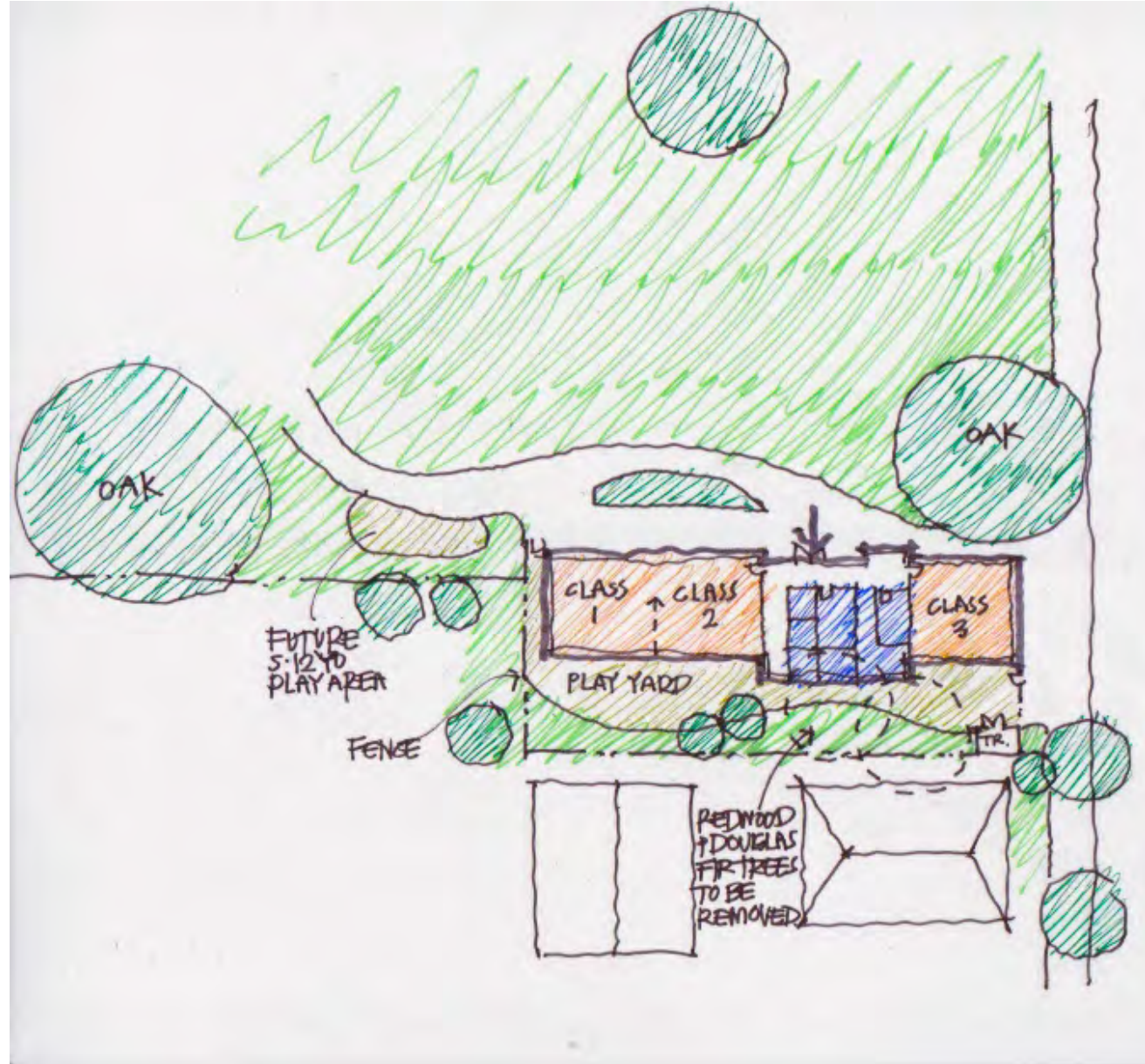
Kitchen

Office

Restrooms

Storage

Fenced Outdoor Play Yard



Alternate Layout:

Option 2

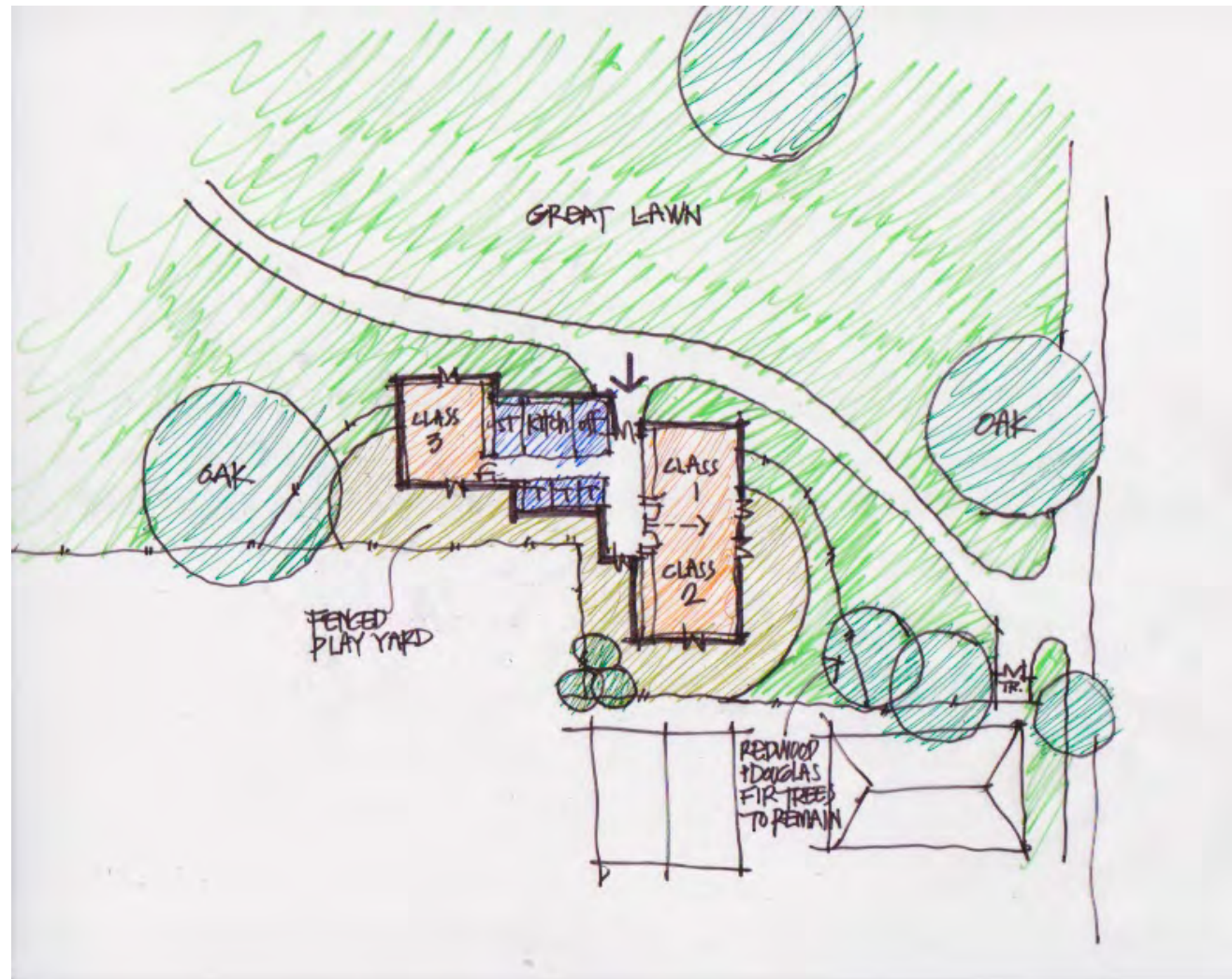
New L-shaped building, shifted to the west.

New public restrooms located off Derby Street near the tennis courts – separated by low planter

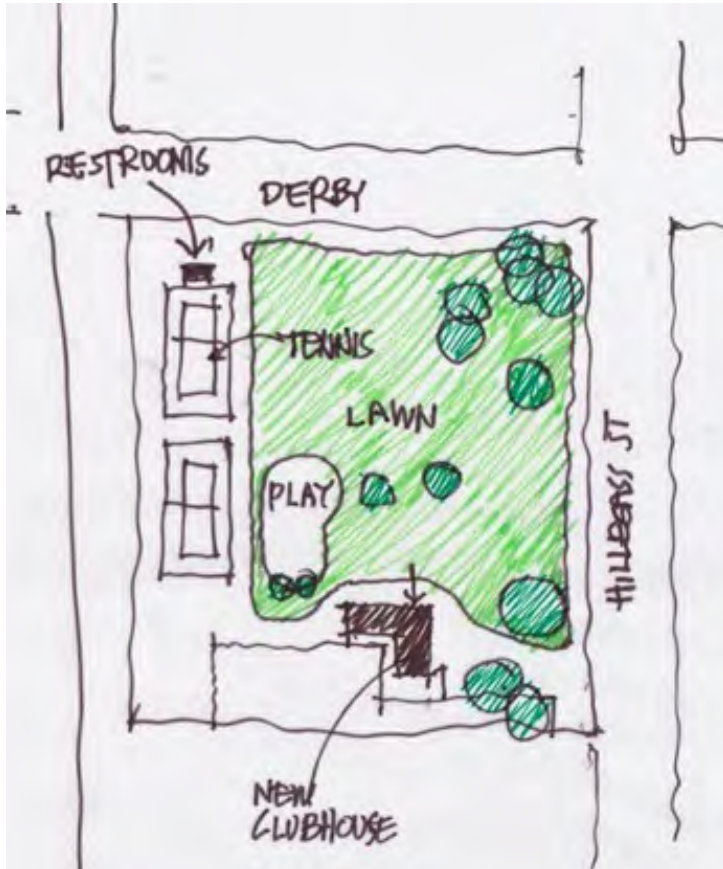
Changes:

Enables the existing douglas fir and redwood trees along the south property line to remain in place.

Provides more open space between the building and Hillegass Ave.



Restroom Options R1 and R2



Option R1

Restrooms off Tennis Courts
behind low planter area



Option R2

Restrooms near Clubhouse
but in separate structure

Sustainable Design Goals

This project is striving for
LEED Silver Certification or better

Sustainable approaches include:

- Maximizing Energy Efficiency
- Water Conservation
- All-Electric Building Systems
- Renewable Energy
- Natural Ventilation and Air Filtration
- Healthy Indoor Environments
- Use of Recycled and Renewable Materials



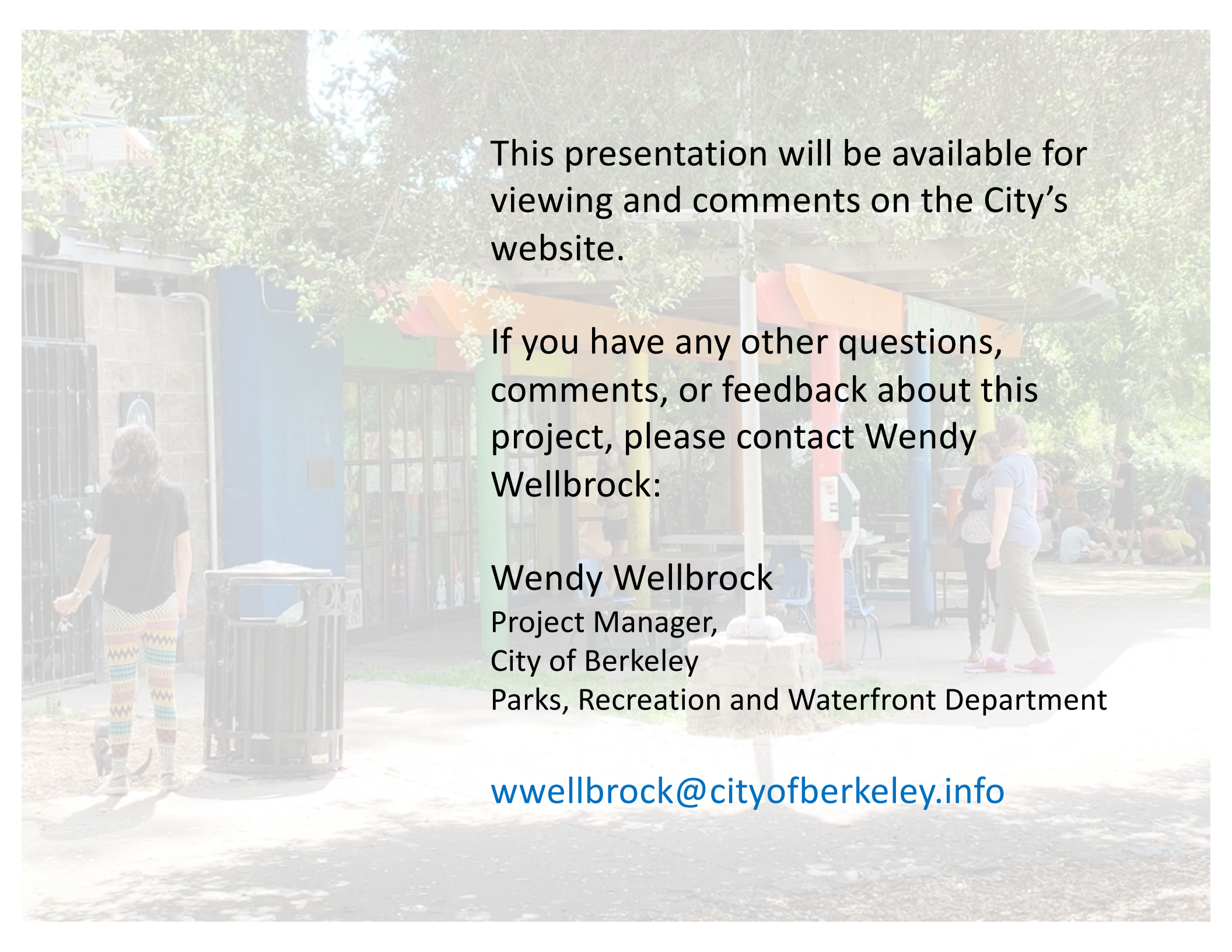
Possible Future Play Area



Natural Play Area for ages 5-12
(future phase)

Timeline and Anticipated Next Steps

2019	Program Development, Site Investigations, and Entitlements
2020	Community Workshops and Conceptual Design
Now	Conceptual Design Review & Kick-off for Project Development
Late Summer 2021	Community Meeting on Project Development & Bldg. Character
Fall 2021	Community Meeting on Project Development
Winter 2021	Final Community Meeting on Project Development (if needed)
Spring 2022	Final Design / Building Permit
Late 2022	Possible Bidding for Construction
Early 2023	Earliest Possible Construction Start

The background image shows a park scene with colorful, modern playground structures in shades of blue, orange, and green. Several people are visible, including a woman in the foreground wearing a black shirt and patterned leggings, and a group of people sitting on the grass in the background. The scene is set outdoors with trees and a clear sky.

This presentation will be available for viewing and comments on the City's website.

If you have any other questions, comments, or feedback about this project, please contact Wendy Wellbrock:

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